

**ASSIGNEE'S SALE  
OF VALUABLE IMPROVED  
FREE SIMPLE PROPERTY**

Under and by virtue of the power of sale contained in a Mortgage from Frederick Tire Mart, Inc., dated the 29th day of September 1980, and recorded in Liber 1126, folio 340, one of the Land Records of Frederick County, Maryland, the holder of the indebtedness as secured by the Mortgage having appointed Seymour B. Stern as Assignee, by instrument duly executed, acknowledged and recorded among the Land records of the County aforesaid, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Assignee will sell at public auction, on

**MONDAY, JUNE 13, 1983**

**AT 10:00 A.M.**

**AT 41 DeGRANGE ST., FREDERICK, MD**

All those pieces or parcels of land situate in the City and County of Frederick, State of Maryland, more particularly described as follows:

Parcel No. 1: All that piece or parcel of land situate on the west side of DeGrange Street, beginning for the same at a point in the western margin of said Street, at the end of a line drawn North 2° 50' West 240 feet from the northwest corner of South and DeGrange Streets, and running thence by and with the western margin of DeGrange Street, North 2° 50' West 17.3 feet, thence North 82° 20' West 146.7 feet to the east side of the Jail Lot, thence with the same, South 16° West 12.7 feet, thence South 80° 25' East 152.2 feet by and with the center of the double brick house, known as Nos. 37 and 39 on said Street, to the place of beginning, said lot being improved with a dwelling house located thereon designated as No. 37 DeGrange Street.

Parcel No. 2: All that piece or parcel of land situate on the west side of DeGrange Street, beginning for the same at a point in the western margin of DeGrange Street at the end of a line drawn North 2° 50' West 222 feet from the northwest corner of South and DeGrange Streets, and running thence North 79° 15' West 158.1 feet to the east side of the Jail Lot, thence with the same North 16° East 15.1 feet, thence south 80° 25' East 152.2 feet by and with the center line of the double house known as Nos. 37 and 39 on said Street to the western margin of said Street, thence by and with said western margin, South 2° 50' East 18 feet to the place of beginning, improved with a dwelling house located thereon known as No. 39 DeGrange Street.

Parcel No. 3: All that piece or parcel of land situate on the west side of DeGrange Street, fronting 35 feet, more or less, on said Street, and running back in a westerly direction 170 feet, more or less, to the Frederick County Jail Lot, and being 27 feet 4 inches wide, of more or less, in the rear of said lot, and known as No. 41 on said Street.

Parcel No. 4: All that piece or parcel of land situate on the west side of DeGrange Street, being the northern 25 feet of the real estate described in a deed from As the Mayor and Aldermen of Frederick, a municipal corporation, to Edward J. Hudson, dated May 17, 1915, and recorded in Liber H.W.B. No. 312, folio 464, one of the Land Records of the County aforesaid, beginning for the same at the northeast corner of the lot herein conveyed at a point on the western margin of said DeGrange Street, and running thence by and with the northern boundary line of said lot in a westerly direction a distance of 50 feet, more or less, to the western boundary line of the said lot, thence in a southerly direction by and with the western boundary line of said lot 25 feet, more or less, to a stake, thence in an easterly direction 50 feet, more or less, to the west side of DeGrange Street in a northerly direction 25 feet, more or less, to the place of beginning, being known as No. 43 DeGrange Street.

Parcel No. 5: All that piece or parcel of land situate on the west side of DeGrange Street, beginning for the same at a nail driven in a concrete gutter on the west side of the aforesaid Street, and at the end of the 1st line of the 1st parcel described in a deed from The Mayor and Aldermen of Frederick to Charles H. Heffner, dated October 29, 1906, and recorded in Liber S.T.H. No. 276, folio 449, one of the Land Records of the County aforesaid, being also at the end of the 3rd line described in a deed from The Mayor and Aldermen of

Kenneth L. Martin

*Phyllis S. Martin*  
Phyllis S. Martin

Purchasers

*Martha T. Strawsburg*  
Martha T. Strawsburg  
Auctioneer

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ACKNOWLEDGEMENT OF PURCHASE

I/We do hereby acknowledge that I/we have purchased the real estate described in the advertisement attached hereto at and for the sum of Two Hundred Six Thousand and no/100 Dollars

(\$ 206,000<sup>00</sup>) the sum of Eighteen Thousand and no/100 Dollars-----

(\$ 18,000<sup>00</sup>) having been paid this date, and the balance of One Hundred Eighty-Eight Thousand and no/100 Dollars----

(\$ 188,000<sup>00</sup>) being due and payable at the time of final settlement, and I/we do further covenant and agree that I/we will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS my/our hand(s) and seal(s) this 13 day of

*June*, 1982.

*Filed*  
*June 13, 1983*